126.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,181,600	/	1,181,600
USE VALUE:	1,181,600	/	1,181,600
ASSESSED:	1,181,600	/	1,181,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YI & BING E
Owner 2:	ZEC JOSEPH
Owner 3:	
Street 1:	101 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LINTON GWYNETH A -
Owner 2:	-
Street 1:	19 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 3069 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	607,300	7,300	567,000	1,181,600
Total Card	0.161	607,300	7,300	567,000	1,181,600
Total Parcel	0.161	607,300	7,300	567,000	1,181,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.07 | /Parcel: 385.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	80977
GIS Ref	
GIS Ref	
Insp Date	05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	607,300	7300	7,000.	567,000	1,181,600	1,181,600	Year End Roll	12/18/2019
2019	104	FV	490,900	7500	7,000.	598,500	1,096,900	1,096,900	Year End Roll	1/3/2019
2018	104	FV	468,700	8100	7,000.	441,000	917,800	917,800	Year End Roll	12/20/2017
2017	104	FV	438,700	8100	7,000.	422,100	868,900	868,900	Year End Roll	1/3/2017
2016	104	FV	438,700	8100	7,000.	390,600	837,400	837,400	Year End	1/4/2016
2015	104	FV	363,900	8300	7,000.	327,600	699,800	699,800	Year End Roll	12/11/2014
2014	104	FV	363,900	8300	7,000.	320,000	692,200	692,200	Year End Roll	12/16/2013
2013	104	FV	378,800	8300	7,000.	304,900	692,000	692,000		12/13/2012

!9748!

PRINT

Date	Time
12/11/20	00:10:30

LAST REV

Date	Time
06/05/19	09:33:30
apro	
9748	

USER DEFINED

Prior Id # 1:	80977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINTON GWYNETH	71574-209	1	9/4/2018	Change>Sale	1,040,000	No	No		
	12186-632		4/13/1972		40,000	No	No		Robert A Linton dod 1/31/2018

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2018	1943	Inter Fi	33,050	O				
12/31/2018	1942	Inter Fi	33,050	O				
11/9/2018	1665	Dormers	28,000	C				
9/10/2018	1299	Inter-De	1,000	C				
4/27/2009	250	Re-Roof	11,000					
4/14/1998	187	Manual	10,000					SIDING/WINDOWS/DOO

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
10/22/2018	Mail Update	MM	Mary M
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	336	PATRIOT
4/17/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	266	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	567,000	Spl Credit		Total:	567,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01256895
Const Adj.:	0.99980003
Adj $ / SQ:	161.979
Other Features:	109000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	825085
Depreciation:	217822
Depreciated Total:	607262

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

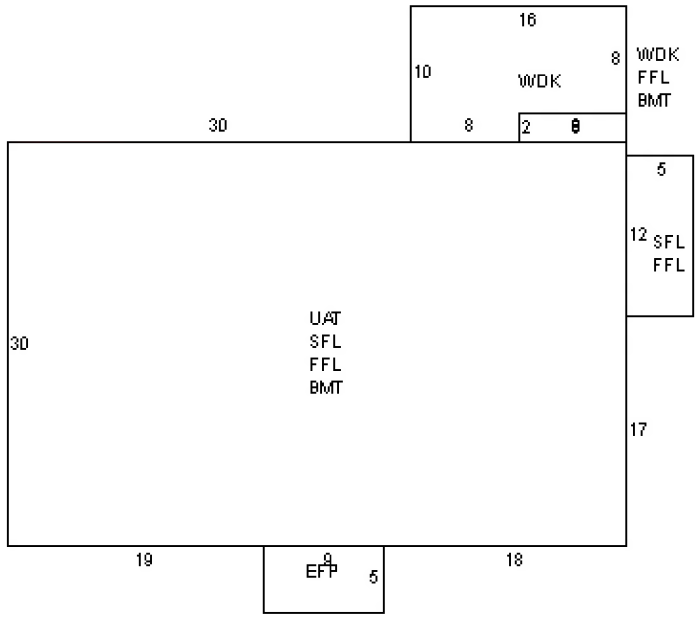
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.99
Special Features:	0	Val/Su Net:	125.42
Final Total:	607300	Val/Su SzAd	209.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	161.980	235,841
SFL	Second Floor	1,440	161.980	233,249
BMT	Basement	1,396	48.590	67,837
UAT	Upper Attic	345	89.090	30,735
WDK	Deck	160	12.250	1,960
EFP	Enclos Porch	45	72.590	3,266

Net Sketched Area:	4,842	Total:	572,888
Size Ad	2896	Gross Are	5877	FinArea	3069
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	GD	1975	27.43	T	26.4	104			7,300			7,300

More:	N	Total Yard Items:	7,300	Total Special Featues:		Total:	7,300